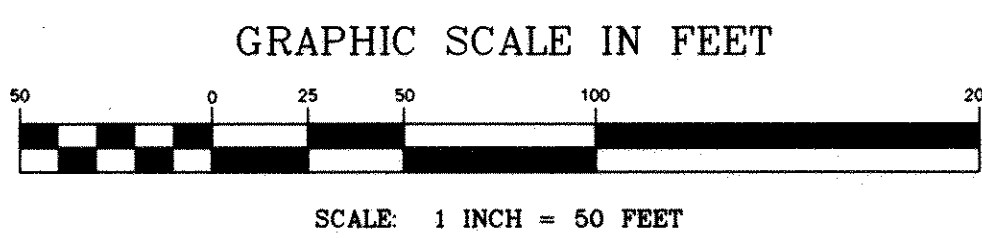


THE GARDEN AT JANSEN WAY



KNOW ALL MEN BY THESE PRESENTS: That Southwind of Vadnais Heights, L.L.C., a Minnesota Limited Liability Company, fee owner and Central Bank, a Minnesota banking corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Those parts of Lots 9 and 10, ST. PAUL INVESTMENT COMPANY GARDEN LOTS, Ramsey County, Minnesota, lying westerly of a line described as commencing at the northwest corner of the Southwest Quarter of Section 33, Township 30, Range 22, Ramsey County, Minnesota; thence on an assumed bearing of North 89 degrees 51 minutes 21 seconds East along the north line of said Southwest Quarter a distance of 1094.92 feet to the point of beginning of the line to be described; thence South 15 degrees 26 minutes 39 seconds West a distance of 529.23 feet; thence South 16 degrees 55 minutes 26 seconds West a distance of 154.94 feet to the south line of said Lot 9 and there terminating. Except that part taken for highway purposes.

Have caused the same to be surveyed and platted as THE GARDEN AT JANSEN WAY and do hereby dedicate to the public for public use forever the cut-de-soc and the drainage and utility easement throughout Lot 31, Block 1, as shown on this plat.

In witness whereof said Southwind of Vadnais Heights, L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 9th day of MARCH, 2001.

Signed: Southwind of Vadnais Heights, L.L.C.

Lawrence M. Alm
Lawrence M. Alm, Chief Manager

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 9th day of March, 2001, by Lawrence M. Alm, Chief Manager of Southwind of Vadnais Heights, L.L.C., a Minnesota Limited Liability Company, on behalf of the company.

Barbara A. Rodriguez
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-05

Barbara A. Rodriguez
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

In witness whereof said Central Bank, a Minnesota banking corporation, has caused these presents to be signed by its proper officer this 5th day of March, 2001.

Signed: Central Bank

Scott W. Faust
Scott W. Faust, Branch President

STATE OF MINNESOTA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 9th day of March, 2001, by Scott W. Faust, Branch President of Central Bank, a Minnesota banking corporation, on behalf of the corporation.

Karin V. Kullhem
Notary Public, Washington County, Minnesota
My Commission Expires January 31, 2005

Karin V. Kullhem
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as THE GARDEN AT JANSEN WAY; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Daniel W. Obermiller
Daniel W. Obermiller, Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 27th day of February, 2001, by Daniel W. Obermiller, a Licensed Land Surveyor.

Cathleen R. Bruno
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005

Cathleen R. Bruno
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

City of Vadnais Heights
We do hereby certify that on the 8th day of March, 2001, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subdivision 1.

Susan A. Banovetz
Mayor

Herald J. Liban
Clerk

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 13 day of May, 2001.

Dorothy McClung
Director
Department of Property Taxation

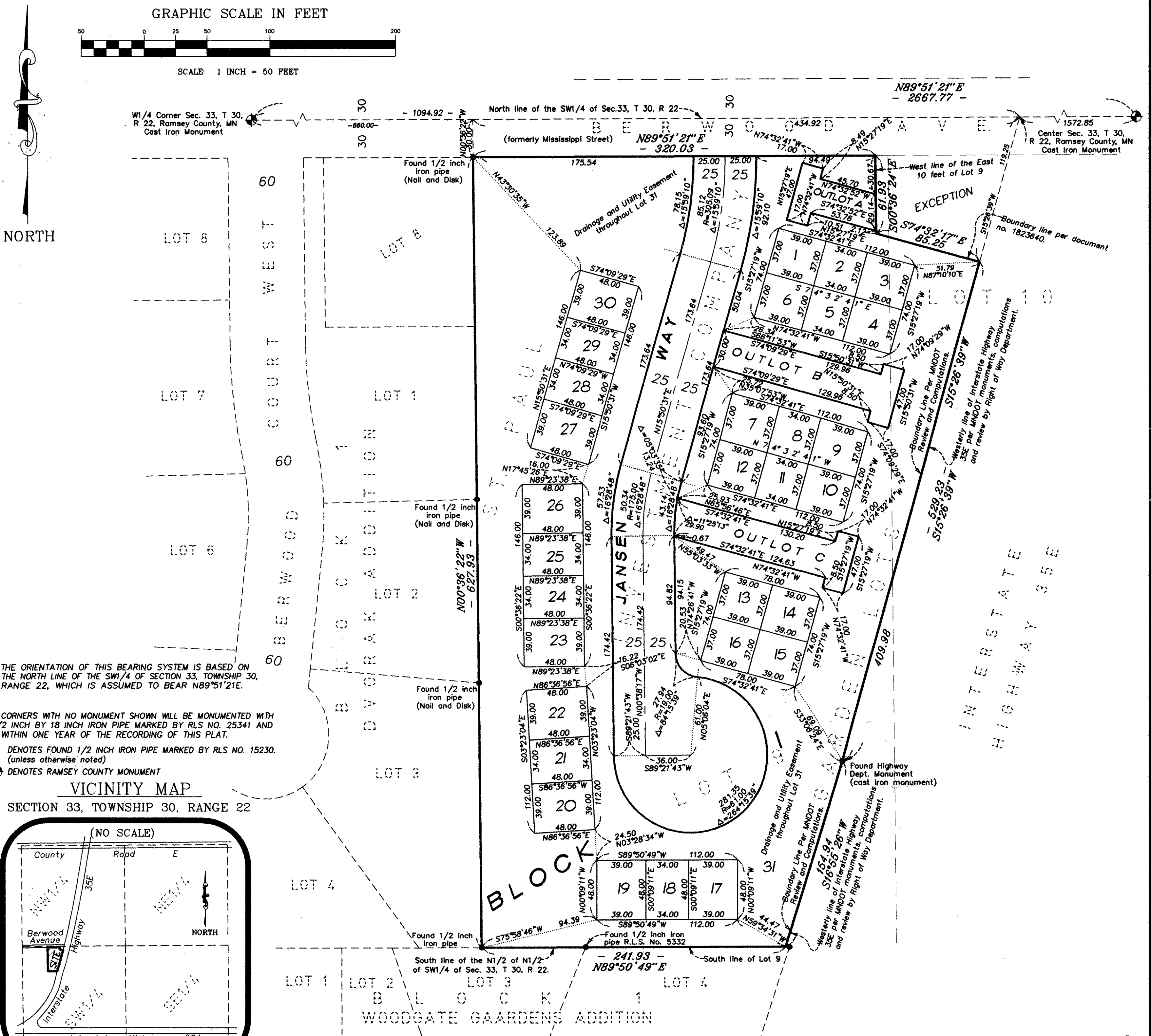
Alan
Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 16th day of MARCH, 2001, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of THE GARDEN AT JANSEN WAY was filed in the office of the County Recorder for public record on this 16th day of March, 2001, at 1:20 o'clock P.M. and was duly filed in Book 117 of Plats, Page 1, as Document Number 3379024.

Deputy County Recorder

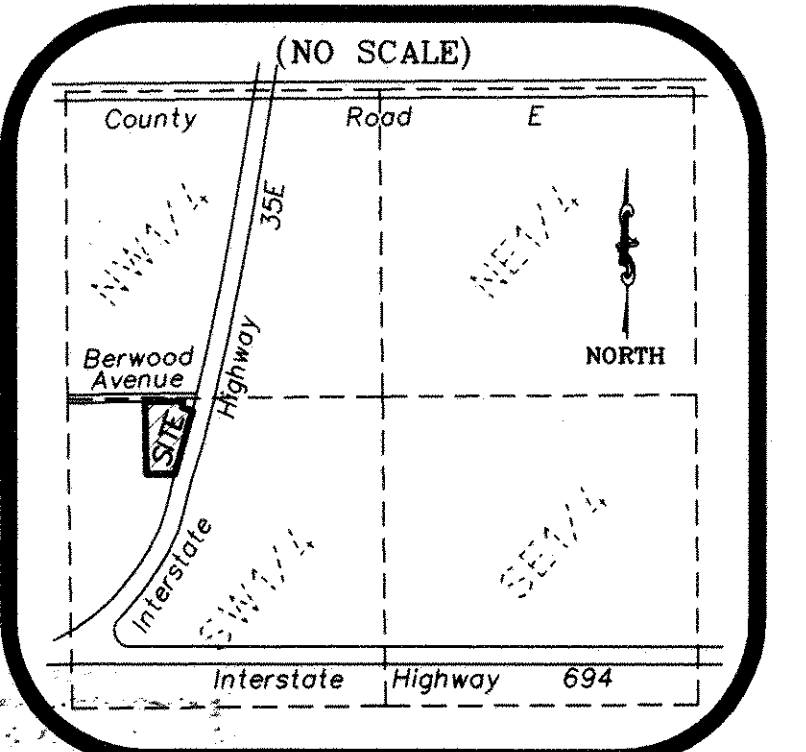


THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SW1/4 OF SECTION 33, TOWNSHIP 30, RANGE 22, WHICH IS ASSUMED TO BEAR N89°51'21"E.

LOT CORNERS WITH NO MONUMENT SHOWN WILL BE MONUMENTED WITH A 1/2 INCH BY 18 INCH IRON PIPE MARKED BY RLS NO. 25341 AND SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

- DENOTES FOUND 1/2 INCH IRON PIPE MARKED BY RLS NO. 25341 (unless otherwise noted)
- ◆ DENOTES RAMSEY COUNTY MONUMENT

VICINITY MAP
SECTION 33, TOWNSHIP 30, RANGE 22



RAMSEY COUNTY, MINNESOTA